



**Ravinder S. Bhalla**  
Mayor

**CITY OF HOBOKEN**  
**ZONING BOARD OF ADJUSTMENT**  
94 Washington Street  
Hoboken, NJ 07030

James Aibel, Commissioner  
John Branciforte, Commissioner  
Ann Graham, Commissioner  
Antonio Grana, Commissioner  
Owen McAnuff, Commissioner  
Diane Fitzmeyer-Murphy, Commissioner  
Dan Weaver, Commissioner  
Steven Firestone, 1st Alternate  
Nicola Maganuco, 2nd Alternate  
Carol Marsh, 3rd Alternate  
Steven Smolyn, 4th Alternate

**HOBOKEN ZONING BOARD OF ADJUSTMENT**  
**PUBLIC NOTICE VIRTUAL MEETING**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Hoboken Zoning Board of Adjustment on August 5, 2020 at 7:00 pm.

**ADVISORIES**

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Board Secretary main line during business hours at 201-420-2000 x 3004 or via email at [pcarcone@hobokennj.gov](mailto:pcarcone@hobokennj.gov).

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting or a special scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

**VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The Hoboken Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://zoom.us/j/99323046106>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and Meeting ID: 993 2304 6106

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test/>.

Any questions can be directed to the Hoboken Planning Board main line during business hours at 201-420-2000 x 3004 or via email at pcarcone@hobokennj.gov. Staff will **not** be available by phone or in the office during the virtual meeting. You can find more information available <http://hobokennj.iqm2.com/Citizens/Board/1014-Zoning-Board-of-Adjustment> .

### **ACCESS DIGITAL PLANS AND APPLICATION MATERIALS**

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review at [http://hobokennj.iqm2.com/Citizens/Detail\\_Meeting.aspx?ID=2043](http://hobokennj.iqm2.com/Citizens/Detail_Meeting.aspx?ID=2043)

**A) Meeting Called to Order**

**B) Open Public Meeting Statement**

**C) Flag Salute**

**D) Roll Call**

**Roll Call**

## E) Hearings

### 1) 1417-1429 Adams St , HOZ-20-8

**Block:** 121 Lots 7,13 and 18  
**Zone:** I-1  
**Applicant:** AR Adams Investor, LLC  
**Summary:** Applicant seeks preliminary and final site plan approval for a 6 story mixed-use building containing 13,152 square feet of commercial space, fifty-seven (57) Residential Apartment Units, and 66 parking spaces.  
**Variations:** Pursuant to a February 25, 2020 Judgement of the Superior Court of New Jersey, applicant has been granted all "C" and "D" Variations. ~~Use, Development on a Non-Conforming Lot (lot width), Height (stories), Lot Coverage, Front Yard, Side Yard, Rear Yard, Parking, Lower Roof deck setback~~  
**Attorney:** Philip W. Lamparello, Esq.  
**Architect:** Frank Miniverini, AIA  
**Planner:** Paul A. Phillips

### 2) 628 Grand, Street HOZ-20-10

**Block:** 78 Lot 21  
**Zone:** R-1  
**Applicant:** 628 Grand Street LLC  
**Summary:** The Applicant proposes the renovation of an existing single-story residential building over a below-DFE garage by constructing an additional two (2) stories and converting the structure into two (2) dwelling units above a garage.  
**Variations:** 196-1S(E)(S)(a) - Building height .Maximum building height of 40 ft. above Design Flood Elevation ("DFE") is permitted and a building height of 43 ft. 11 in. above DFE is proposed.  
196-15(E)(5)(a)-Floor-to-floor height. Minimum floor-to-floor height on newly proposed stories is 10 ft. The Applicant is proposing floor-to-floor height for the three (3) newly proposed stories of 9 ft. 7 in.  
196-28.I (B)(2)(a) - Lower roofdeck. A lower roof deck is only permitted to be located in a rear or side yard and must be set back at least 3 ft. from any adjoining property line. The Applicant is proposing a lower roof deck be located on the third floor in the front of the building, extending to both side property lines.  
196-27.3 - Facade area materials. Residential fenestration less than required (45% required; 15% existing; 29% proposed for new stories); Masonry less than required (75% required; 57% proposed); and Non-masonry greater than permitted (25% permitted; 43% proposed).  
**Attorney:** Jason Tuvel Esq.  
**Architect:** Nastasi Architects  
**Planner:** Phillips Preiss Grygiel Leheny Hughes

## F) Next Meeting Date: August 18, 2020

## G) Adjournment

**CC:Mayor Bhalla,Councilpersons, Board Commissioners, Director Brown, Ann Holtzman,  
Dennis Galvin, Chris Nash, Frank Banisch**

Last Revised 07/29/20